

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – February 8, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; Vice-Chair; David Grabowski; Linda Dombrowski; Gary Rosenbaum

Members Absent:

DPZ Staff Present: Marsha McLaughlin; Brenda Barth; Tanya Maenhardt; Lisa Kenney

Pre-Meeting Minutes

The Board discussed writing a clarification letter regarding the Maple Lawn Decision and Order. They also discussed holding off on the minutes of 12/7/07 and 1/11/07 until the February 15, 2007 meeting.

Minutes

No minutes were voted upon.

Ms. CitaraManis opened the public hearing at approximately 7:02 p.m.

PUBLIC HEARING

CSDP-07-01 Turf Valley Vistas, Lot 139; James Carothers, applicant

Presented By: Brenda Barth
Petition and Location: Concept Site Development Plan for an adjustment to reduce the required 20' setback from the road right-of-way of Links Court to 7' for three existing brick pillars and to reduce the 5' rear accessory setback to 1' for the southeastern brick pillar. Lot 139 consists of 22,724 sq. ft. of land, zoned PGCC-1, and is situated on the southeast corner of Golf Island Road and Links Court in the Turf Valley Vistas Subdivision, located on Tax Map 16, Grid 18 and identified as 2700 Links Court, Ellicott, City, Maryland.
DPZ Recommendation: Approval
Petitioner's Representative: James Carothers

Ms. Barth explained the history of the case and gave an overview of the Petitioner's request for a setback reduction for the construction of brick pillars and ornamental fence.

Mr. James Carothers of 2700 Links Court was sworn in and stated that an agreement had been worked out with the Homeowner's Association to finish construction by June 30th. He further explained the detail and type of fencing to be installed. Ms. Jackie Carothers of 2700 Links Court was sworn in and stated that they were required by the Homeowner's Association to come back to the Planning Board to obtain approval for their plan.

Mr. Robert Booth of 2641 Golf Island Road was sworn in and spoke in support of the plan, stating that the project enhances the neighborhood. Mr. Marc Norman of 2617 Golf Island Road was sworn in and spoke in support of the plan.

Motion:

Ms. Dombrowski moved to approve CSDP-07-01 and Mr. Grabowski seconded the motion.

Discussion:

Ms. Dombrowski stated her belief that the fencing is in line with the character of the neighborhood as well as similar in character, spacing and placement and with the adjustment would be a better design.

Mr. Grabowski stated that the design is consistent with the neighborhood and that it was a better design.

Mr. Rosenbaum stated he questioned the Petitioner's statement of hardship since the pillars were built without approval, but that the plan would bring the fence into compliance.

Vote:

4 Yea 0 Nay. The motion was carried.

PUBLIC MEETINGS

SDP-07-36 HRD Land Holdings, Inc.

Presented By:	Brenda Barth
Petition and Location:	Site Development Plan for the construction of a Costco Gasoline Station consisting of six gas pumps with a canopy, kiosk, related parking and landscaping. Located on the west side of Marie Curie Drive, north of Gateway Overlook Drive in the Benson East Subdivision, situated in the Sixth Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner's Representative:	David Nemecheck, Bohler Engineering

Ms. Barth gave a brief overview of the proposed plan to build a Costco gas station for use by Costco members only. She explained the proposed landscaping plan and stated that the Petitioner had received a letter of approval from the Village's Architectural Committee.

Ms. Dombrowski asked if the Division of Development Engineering had any comments. Mr. Mike Gizzell of Bohler Engineering stated that there were minor comments from DED that were addressed when the plan was submitted for approval. Mr. Nemecheck stated that the canopy proposed height is supposed to be 17.6 feet.

Motion:

Mr. Rosenbaum moved to approve SDP-07-036 with the revised canopy height of 17.6 feet. Mr. Grabowski seconded the motion.

Discussion:

Mr. Rosenbaum stated that the gas station was discussed previously and the concerns had been addressed.

Ms. Dombrowski was in agreement with Mr. Rosenbaum.

Mr. Grabowski stated that the plan meets the criteria.

Vote:

4 Yea 0 Nay. The motion was carried.

SDP-06-113 Emerson, Section 2, Area 7, Bulk Parcel A, Units 1 through 40

Presented By:	Cindy Hamilton
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Petition and Location: For approval of a Site Development Plan for the construction of 40 single family attached dwelling units and other related site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The site area is approximately 4.32 acres of the 516.9 total tract area for Emerson and is zoned “MXD-3” (Mixed Use Development). The site is located on the southwest side of Eternal Rings Road and Iron Leaf Trail in the Sixth Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner’s Representative: Karen Darley, Daft, McCune and Walker

Ms. Hamilton explained the proposal and the need for Planning Board approval due to a reduction in setback need in order to accommodate a 18 foot requirement for a driveway.

Ms. Karen Daley of Daft, McCune and Walker stated that the driving force was really to meet the 18 foot requirement for the driveway, which resulted in a need to get a setback reduction.

Motion:

Mr. Grabowski moved for approval of the Technical Staff Report for SDP-06-113 and Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Grabowski stated that the correct choice was to maintain the 18 foot driveway, with a minimal setback reduction.

Mr. Rosenbaum concurred with Mr. Grabowski and stated that the setback reduction is a better alternative.

Ms. Dombrowski was in agreement with the Board members.

Vote:

4 Yea 0 Nay. Motion was carried.

FINAL DEVELOPMENT PLANS

FDP-77A-II Village of Long Reach, Section 1, Area 1

Presented By: Tanya Maenhardt

Petition and Location: For approval of a Final Development Plan to add religious activities criteria under “permitted school sites open space land use areas”, to add the parking requirement for religious facilities and to amend credited and non-credited open space calculations. These revisions would affect Lot 581 of the Village of Long Reach, consisting of 10 acres along Tamar Drive. The FDP area is located between Maryland Route 108 and Maryland Route 175 in the 6th Election District of Howard County.

DPZ Recommendation: Approval

Petitioner’s Representative: Karen Darley, Daft, McCune and Walker

Ms. Maenhardt gave brief overview of the amendment, stating that the amendment would only affect Lot 581, which consists of 10 acres. She stated the original purpose of the site was to build a school, however the Howard County Public School System (HCPSS) is no longer is interested in the property. Ms. Maenhardt explained that HCPSS is currently in negotiations with St. John the Baptist Church to exchange property that the church owns in Marriottsville for the school parcel in Columbia. She further explained the Church’s concern regarding the 10% lot coverage limitation.

Ms. CitaraManis asked what staff's recommendation would be regarding the lot coverage limit and Ms. Maenhardt stated that staff was leaving it to the discretion of the Planning Board.

Ms. Dombrowski asked if other Churches were allowed to exceed the lot coverage limit in other zoning districts. Ms. McLaughlin stated that Churches are allowed in residential districts with a condition use with a 25% lot coverage limit.

Mr. Robert Jenkins of Howard Research and Development stated that the Long Reach Village Board had no opposition to the Church facilities being located on the subject site. He also stated that in order for the Church to build, a site plan would need to be processed through DPZ and come before the Board for approval and that the change in lot coverage would only apply to the subject site, not New Town entirely.

Joel Gallihue of the Howard County Public School System stated that his staff confirmed that a prototype school would not fit on the subject site and that the Church has a site that would work for the School System.

Ms. Dombrowski asked Mr. Gallihue several questions regarding other options HCPSS could use the land for or the possibility of selling the land. Mr. Gallihue explained that the land could be kept as open space or used for various County functions the HCPSS can also exchange the land, but cannot sell it outright.

Ms. CitaraManis asked Mr. Gallihue if he had any ideas as to what the lot coverage limit should be extended to. Mr. Gallihue stated that 10% would be too tight and that the Church wants to build a community serving facility, it would need to be functional and worth using.

Ms. Joyce Henderson of 4530 Mustering Drum Way stated that the Church was contacted by HCPSS regarding 41 acres the Church now owns in Marriottsville. She stated that the congregation voted to exchange land with HCPSS Board in order to build a Church in Columbia where the Church was founded. Ms. Henderson also explained that the Church would prefer not to be restricted before they even build.

Mr. Grabowski questioned if the Church had completed any preliminary planning. Ms. Henderson stated that the Church had a site plan for the Marriottsville site, however that plan did not fit on the subject parcel and there would not be anyway to expand onto an adjacent parcel.

Ms. CitaraManis asked several questions about what the right amount of lot coverage limitation would work. Ms. Henderson stated that she did not know exactly how much more than 10% the Church would need, however 10% would be very restrictive.

Ms. Helen Dietrich of 9089 Lanskin Lane spoke in support of the amendment stating that the Church would be a good fit for the neighborhood. She stated her concerns regarding raising the lot coverage limit and parking issues.

Mr. Stephen Meskin of 5626 Vantage Point Road spoke in opposition of the amendment stating his issues regarding change in land use, which is approved by the Zoning Board and not the Planning Board. Ms. McLaughlin explained that open space generally allows community and interfaith centers and that it is not an unusual request.

Motion:

Ms. Dombrowski moved to accept the Technical Staff Report as presented with regards to the inclusion of a religious facility. Mr. Grabowski seconded the motion.

Discussion:

Ms. Dombrowski stated that religious uses are on open space and that it is not unique.

Mr. Grabowski stated that use is an acceptable use on open space and that it is a community friendly use.

Mr. Rosenbaum stated it is an acceptable use.

Vote:

4 Yea 0 Nay. Motion was carried.

Motion:

Ms. Dombrowski moved to add the parking regulations for religious facilities and amend the credit and non-credit open space calculations.

Vote:

4 Yea 0 Nay. Motion was carried.

Motion:

Mr. Grabowski moved to approve the 25% lot coverage limitation. Ms. Dombrowski seconded the motion.

Discussion:

Mr. Grabowski stated that he would approve a 25% lot coverage limitation, but would recommend the Petitioner try to come in at a lower number.

Mr. Rosenbaum stated that a traffic study and site development plan needs to be completed.

Ms. Dombrowski stated that 25% is a large increase, but she agreed that 10% is insufficient.

Ms. CitaraManis agreed that 10% would not be adequate.

Vote:

1 Yea 3 Nay. Motion was denied.

Motion:

Ms. Dombrowski moved to increase the lot coverage limitation to 15% and encourage the Petitioner to come before the Board as a future special subject with a concept plan. Mr. Grabowski seconded the motion.

Discussion:

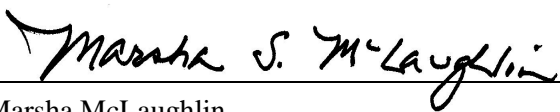
Ms. Dombrowski encouraged the Petitioner to bring a concept plan before the Board at a future meeting.

Mr. Rosenbaum amended the motion to increase the lot coverage limitation on the specific parcel only. Ms. Dombrowski accepted the amendment.


Vote:

4 Yea 0 Nay. Motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 9:03 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary

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